

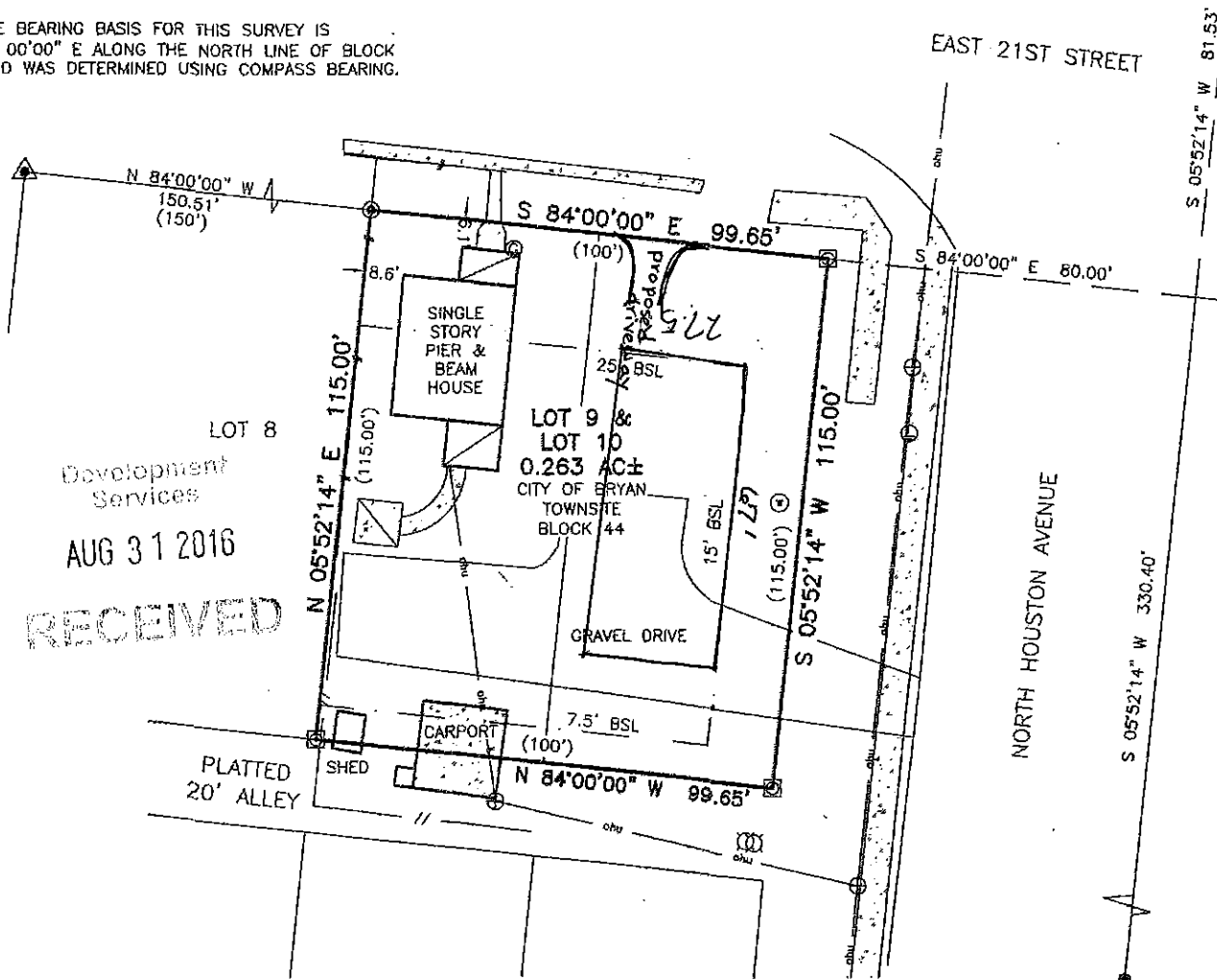
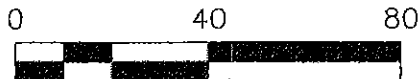
NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0215F, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THE BEARING BASIS FOR THIS SURVEY IS S 84° 00' 00" E ALONG THE NORTH LINE OF BLOCK 44 AND WAS DETERMINED USING COMPASS BEARING.

ZONING SETBACKS

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING ATLAS REFERENCED ON JULY 26, 2016 THIS TRACT IS ZONED C-3 AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

FRONT SETBACK - 25'
SIDE STREET SETBACK (SIDE STREET) - 15'
SIDE SETBACK (INTERIOR LOT) - NONE
REAR SETBACK - 7.5'



LEGEND

- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1" IRON PIPE FOUND UNLESS OTHERWISE NOTED
 - MAG NAIL FOUND
 - UTILITY POLE, OVERHEAD UTILITY LINE, GUY
 - WATER METER
 - GAS METER
 - WATER WELL
 - CLEANOUT
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BSL BUILDING SETBACK LINE
 - CONCRETE

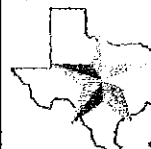


TO VIVIAN ZAMORA AND MIGUEL FLORES EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON JULY 27, 2016; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

Robert W. Johnston
ROBERT W. JOHNSTON, R.P.L.S. NO. 5579

LOT 9 & LOT 10,
BLOCK 44,
CITY OF BRYAN TOWNSITE
VOL. H, PG. 721, DRBCT
BRAZOS COUNTY, TEXAS



PAYNE
INDUSTRIES
SURVEYING - CIVIL ENGINEERING - GIS

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EMAIL: INFO@PAYNE-LLC.COM
WEBSITE: PAYNE-LLC.COM
FIRM REGISTRATION: 101937BD & F-16791

JOB NUMBER: 1086-009-16
CLIENT: VIVIAN ZAMORA
MIGUEL FLORES
DATE: AUGUST 1, 2016
FIELD CREW: JR, FG
OFFICE: LB
FB/PG: 47/46